



## Town Council Agenda - Final-Amended

Mayor Jason Gray  
Mayor Pro Tem Kevin Bracken  
Councilmember Ryan Hollingshead  
Councilmember Laura Cavey  
Councilmember Desiree Lefleur  
Councilmember Max Brooks  
Councilmember Tim Dietz

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Tuesday, March 7, 2023

6:00 PM

Town Hall Council Chambers  
100 North Wilcox Street  
Castle Rock, CO 80104  
Phone in: 720-650-7664  
Meeting code: 2482 660 2414  
[www.CRgov.com/CouncilMeeting](http://www.CRgov.com/CouncilMeeting)

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This meeting is open to the public and will be held in a virtual format in accordance with the Town Council Electronic Participation, Connected, and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall, or electronically or by phone if preferred. This meeting will be hosted online and can be accessed at [www.CRgov.com/CouncilMeeting](http://www.CRgov.com/CouncilMeeting), or phone in by calling 720-650-7664, meeting code 2482 660 2414 (if prompted for a password enter "Mar7Council"). All Town Council Meetings are also streamed online in real time at [www.CRgov.com/WatchCouncil](http://www.CRgov.com/WatchCouncil), and are broadcast for Comcast Cable subscribers on Channel 22 (please note there is a delay to the broadcast).

All times indicated on the agenda are approximate. Remote participants please visit [www.CRgov.com/CouncilComments](http://www.CRgov.com/CouncilComments) to sign up to speak to an item, and for related instructions. Public Comments may also be submitted in writing online by 1:00 p.m. March 7, 2023, to be included in the public record.

**5:00 pm COUNCIL DINNER & INFORMAL DISCUSSION**

**6:00 pm INVOCATION - Pastor David Love, Calvary Castle Rock**

**6:05 pm CALL TO ORDER / ROLL CALL**

- **PLEDGE OF ALLEGIANCE**

- **COUNCIL COMMENTS**

1. [ID 2023-025](#) Representative Lisa Frizell, House District 45

- **UNSCHEDULED PUBLIC APPEARANCES**

*Reserved for members of the public to make a presentation to Council on items or issues that are not scheduled on the agenda. As a general practice, the Council will not discuss/debate these items, nor will Council make any decisions on items presented during this time, rather will refer the items to staff for follow up.*

*Comments are limited to three (3) minutes per speaker. Time will be limited to 30 minutes. Residents will be given priority (in the order they signed up) to address Council, followed by non-residents representing Castle Rock businesses, then non-residents and businesses outside the Town of Castle Rock, as time permits.*

- **TOWN MANAGER'S REPORT**

2. [ID 2023-026](#)      **Update: Legislative Update**
3. [ID 2023-027](#)      **Update: Calendar Reminders**
4. [ID 2023-028](#)      **Hazardous Materials Risk Overview**
5. [ID 2023-029](#)      **Update: Quasi-Judicial Projects**
6. [ID 2023-030](#)      **Development Services Project Updates**

-            **TOWN ATTORNEY'S REPORT**

-            **ACCEPTANCE OF AGENDA**

*If there are no changes, additions or deletions to the agenda, a motion to accept the agenda as presented will be accepted.*

-            **CONSENT CALENDAR**

*These items are generally routine in nature or have been previously reviewed by Town Council and will be voted on in a single motion without discussion. Any member of Town Council may remove an item from the Consent Calendar.*

7. [ORD  
2023-001](#)            **Ordinance Annexing to the Town of Castle Rock, Colorado,  
409.008 Acres of Land Located in the South Half of Section 30 and  
the North Half Of Section 31, Township 7 South, Range 66 West,  
and the Southeast Quarter of Section 25, Township 7 South,  
Range 67 West of the 6th Principal Meridian, Douglas County,  
Colorado, Pursuant to an Annexation Petition Submitted by  
Canyons South, LLC (Second Reading - Approved on First  
Reading on February 21, 2023 by a vote 7-0) [Canyons Far South  
Annexation] [409 acres, located east of Founders Parkway, north of  
Crimson Sky Drive and west of Castle Oaks Drive]**
8. [ORD  
2023-002](#)            **Ordinance Approving the Initial Zoning for 409.008 Acres of Land  
Located in the South Half of Section 30 and the North Half of  
Section 31, Township 7 South, Range 66 West, and the Southeast  
Quarter of Section 25, Township 7 South, Range 67 West of the  
6th Principal Meridian, Douglas County, Colorado, Pursuant to a  
Zoning Application Submitted by Canyons South, LLC. (Second  
Reading - Approved on First Reading on February 21, 2023, by a  
vote 7-0) [Canyons Far South Planned Development] [409 acres,  
located east of Founders Parkway, north of Crimson Sky Drive and west of  
Castle Oaks Drive]**

9. [ORD](#) [2023-003](#) Ordinance Approving the Canyons Far South Development Agreement and Purchase Option Agreement; and Vesting a Site Specific Development Plan through December 31, 2037 (Second Reading - Approved on First Reading on February 21, 2023, by a vote 7-0)
10. [RES](#) [2023-020](#) Resolution Approving a Partial Fee Waiver for the Meadowmark Senior Multifamily Residential Housing Development
11. [ORD](#) [2023-004](#) Ordinance Approving a Ground Lease Agreement between the Town and CORE Electric Cooperative for an Electric Vehicle Charger at Philip S. Miller Park (Second Reading - Approved on First Reading on February 21, 2023, by a vote 7-0)
12. [ORD](#) [2023-005](#) Ordinance Amending Section 110 of Chapter 2.17 of the Castle Rock Municipal Code Regarding Tasting Licenses (Second Reading - Approved on First Reading on February 21, 2023, by a vote 7-0)
13. [RES](#) [2023-021](#) Resolution Approving a Water Rights Lease Agreement between the Town of Castle Rock and Turnpike, LLC *[Weld County CO]*
14. [RES](#) [2023-022](#) Resolution Approving a Water Rights Lease Agreement between the Town of Castle Rock and Ruppel Farms, LLC *[Weld County CO]*
15. [RES](#) [2023-023](#) Resolution Approving a Water Rights Lease Agreement between the Town of Castle Rock and Dove Meadow Dairy, Inc. *[Weld County CO]*
16. [RES](#) [2023-024](#) Resolution Approving a Water Rights Lease Agreement between the Town of Castle Rock and H&H Farms *[Weld County CO]*
17. [MIN 2023-006](#) Minutes: February 21, 2023 Town Council Meeting

- **QUASI JUDICIAL HEARINGS**

*This is the due process hearing as required under Colorado law. Public comments will be taken on all items and will be limited to four (4) minutes per speaker. Remote participants please visit [www.CRgov.com/CouncilComments](http://www.CRgov.com/CouncilComments) to sign up to speak to an item, and for related instructions. Public Comments may also be submitted in writing online by 1:00 p.m. March 7, 2023, to be included in the public record.*

18. [ORD](#) [2023-006](#) Ordinance Amending the Town of Castle Rock's Zone District Map by Approving the Plum Creek Planned Development Plan Amendment No. 3 and the Amended Plum Creek Planned Development Zoning Regulations (First Reading) *[1.5 acres Located West of Mount Royal Drive and West Prestwick Way]*

19. [RES](#)                      **Resolution Finding that the Petition for Annexation Submitted by**  
[2023-025](#)                      **Matrix Design Group is in Substantial Compliance with Article II,**  
**Section 30(1)(B) of the Colorado Constitution and Section**  
**31-12-107(1), C.R.S.; and Setting a Date, Time and Place for a**  
**Hearing to Determine if the Subject Property is Eligible for**  
**Annexation Under Article II, Section 30 of the Colorado**  
**Constitution and Sections 31-12-104 and 31-12-105, C.R.S.**  
*[Wellspring Community Annexation, 498 E. Wolfensberger Road]*

-                      **ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS**

*Public comment will be taken on items and limited to four (4) minutes per speaker. Remote participants please visit [www.CRgov.com/CouncilComments](http://www.CRgov.com/CouncilComments) to sign up to speak to an item, and for related instructions. Public Comments may also be submitted in writing online by 1:00 p.m. March 7, 2023, to be included in the public record.*

20. [RES](#)                      **Resolution Approving and Adopting the Town of Castle Rock 2023**  
[2023-028](#)                      **Water Efficiency Master Plan [Entire Castle Rock Water Service Area]**
21. [RES](#)                      **Resolution Approving and Adopting the Town of Castle Rock 2023**  
[2023-026](#)                      **Water Use Management Plan [Entire Castle Rock Service Area]**
22. [RES](#)                      **Resolution Approving the 2023 Town of Castle Rock Water**  
[2023-027](#)                      **Conservation Rebate Incentive Program [Entire Castle Rock Water**  
**Service Area]**

-                      **ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES**

*The Council has reserved this time only if the original 30 minutes allocated for Unscheduled Public Appearances as an earlier part of this agenda has been fully exhausted and speakers who signed up to speak were unable to be heard during the original 30 minutes allocated this topic. Residents will be given priority (in the order they signed up) to address Council, followed by non-residents representing Castle Rock businesses, then non-residents and businesses outside the Town of Castle Rock, as time permits.*

-                      **ADJOURN**